Scrivins & Co Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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11 AMBLESIDE, BARWELL, LE9 8BA

OFFERS OVER £260,000

Extended vastly improved and refurbished Pegg built semi detached family home on a large sunny corner plot. sought after and convenient cul de sac location within walking distance of the village centre including shops, schools, doctors, dentists, bus service, parks, takeaways, public houses and good access to major road links. Immaculately presented including oak panelled interior doors, wooden flooring, feature contemporary fireplace, refitted kitchen and bathroom, spotlights, gas central heating, UPVC SUDG and wooden soffits and fascias. Spacious accommodation offers entrance hall, lounge and open plan living dining kitchen. Three bedrooms and bathroom with shower. Wide driveway to tandem brick built garage. Large landscaped sunny rear garden with entertaining area and gazebo. Viewing highly recommended. Carpets and blinds included.







TENURE
Freehold
Council Tax Band C

ACCOMMODATION
Attractive graphite composite and panelled SUDG and leaded front door with outside lighting to

ENTRANCE PORCH
With grey wood finish laminate wood strip flooring, built in white storage cupboard/shoe cupboard, wall mounted electric panel heater and coving to ceiling. Smoke alarm. Solid oak panelled interior door to

ENTRANCE HALLWAY
With wall mounted slimline panel heater, door to the electric meter cupboard with power points, smoke alarm and stairway to the first floor. Wireless Hive thermostat for the central heating system. Door to

REFITTED BATHROOM TO SIDE
5'6" x 8'11" (1.69 x 2.73)
With white suite consisting of a large D shaped bath with mains shower unit above, vanity sink unit with gloss white double cupboard beneath, low level WC, contrasting tiled surrounds, chrome heated towel rail and extractor fan. mirror fronted bathroom cabinet included, slate finish laminate tiled flooring.



LOUNGE TO FRONT
10'10" x 15'10" (3.32 x 4.85)
With feature contemporary fireplace having ornamental oak surrounds, raised marble hearth and backing incorporating a living flame coal effect gas fire and LED lighting on remote control. Fitted bookshelves to side alcove, TV aerial point and double panelled radiator. Smoke alar, UPVC SUDG bay window to front.



EXTENDED AND REFITTED OPEN PLAN LIVING DINING KITC
23'1" max x 14'11" max (7.06 max x 4.57 max)



LIVING DINING AREA

With grey woodgrain laminate wood strip flooring, radiator, smoke alarm. Door to a walk in under stairs cupboard with fitted shelving and lighting.





REFITTED KITCHEN

With a fashionable range of gloss light grey fitted kitchen units with soft close doors consisting inset stainless steel sink unit, chrome mixer taps above, cupboard beneath. Further matching range of floor mounted cupboard units and three large pan drawers and pull out spice racks, contrasting grey wood grain working surfaces above including a breakfast bar, contrasting grey working surfaces above. Central island unit with inset four ring induction hob unit with built in extractor fan, matching upstands and tiled splashbacks. Further matching range of wall mounted cupboard units and two double tall larder units, one concealing the Baxi gas condensing combination boiler for central heating and domestic hot water. Further integrated appliances include a microwave oven, full height fridge and a full height freezer, dishwasher and two single fan assisted ovens with grills. Grey finish laminate wood strip flooring, inset ceiling spotlights and further book and display shelving. Further fashionable graphite grey vertical radiator. UPVC SUDG door to the side of the property.



FIRST FLOOR LANDING

With white spindle balustrades, smoke alarm, wall mounted panel heater. Loft access, the loft is boarded.

FRONT BEDROOM ONE

15'11" x 9'3" (4.86 x 2.82)

With single panelled radiator.



BEDROOM TWO TO REAR

13'9" x 7'9" (4.20 x 2.37)

With radiator. Built in double wardrobe in white.



BEDROOM THREE TO REAR

7'9" x 7'5" (2.38 x 2.28)

With grey woodgrain laminate wood strip flooring, radiator. Wall mounted book and display shelving.



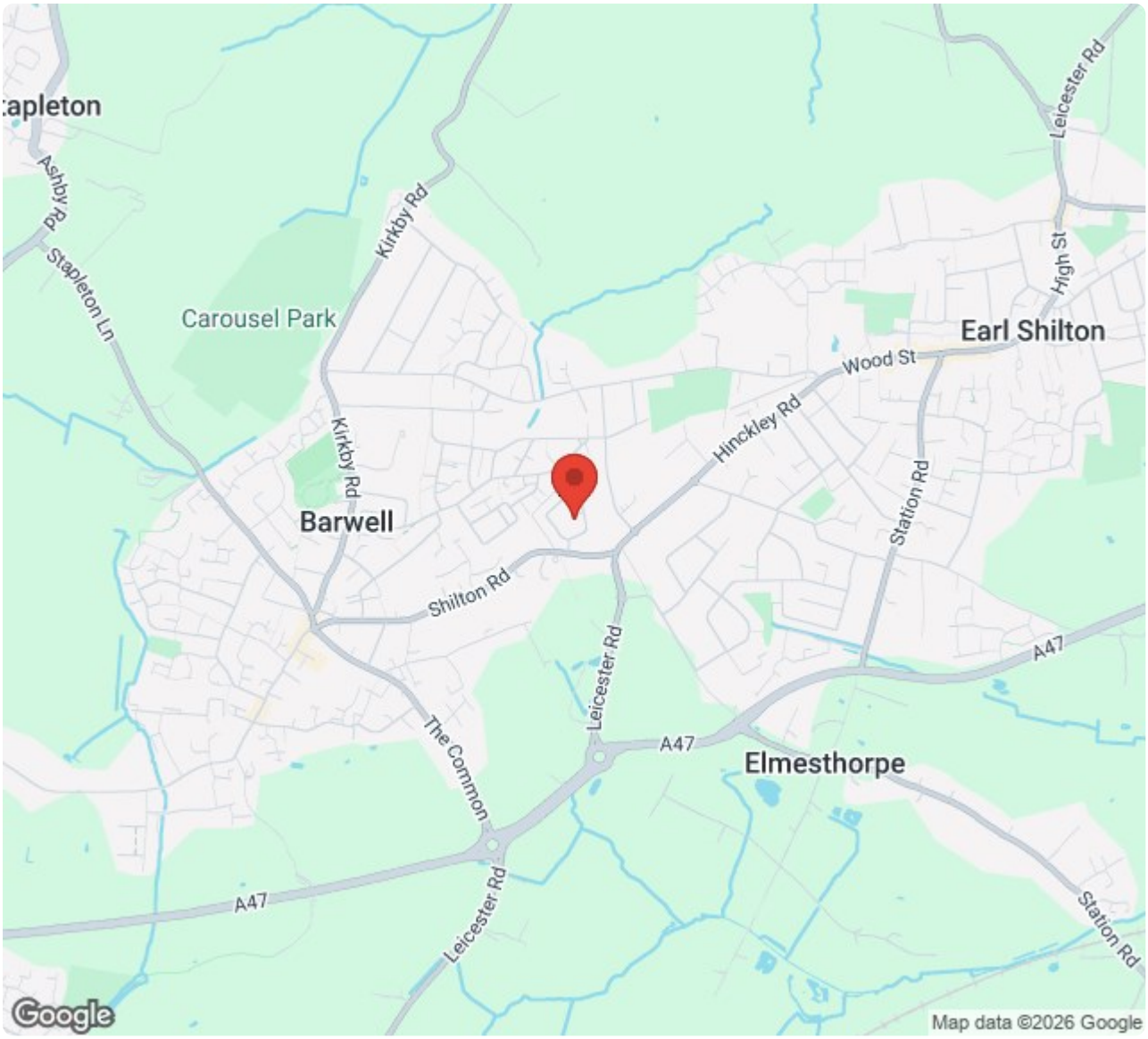
OUTSIDE

The property is nicely situated at the head of a cul de sac set back from the road having a full width block paved and slabbed driveway to front, the driveway leads to a brick built tandem garage at the side of the property measuring 5.08m x 6.96m, there is an up and over door to front and has light and power and a UPVC SUDG window to side and side pedestrian door. A timber gate and pathway lead between the garage and the house to the good sized fully fenced and enclosed rear garden. The garden has a sunny aspect and has been landscaped, adjacent to the rear of the property is a grey timber decking patio with surrounding railway sleepers and decorative stone borders beyond which the garden is principally laid to lawn with surrounding raised beds with inset shrubs and decorative stones. There is also a large entertaining area in Indian stone with a timber gazebo, light and power beyond which are further raised beds and decorative stone areas with railway sleepers, there is outside tap.

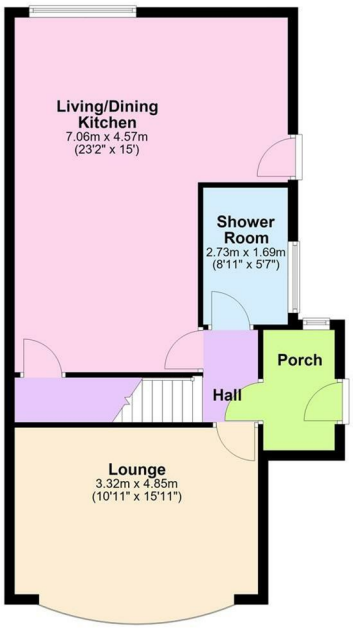




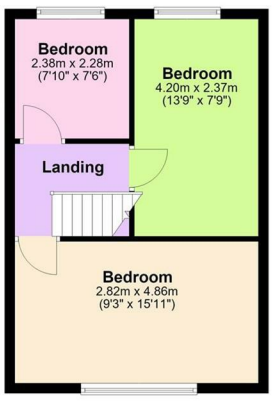


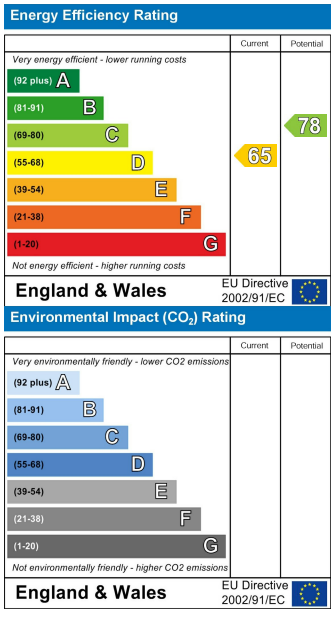


Ground Floor



First Floor





naea | propertymark PROTECTED
arla | propertymark PROTECTED

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